

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**Division of Housing Policy Development**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177  
FAX (916) 327-2643



February 25, 2005

**MEMORANDUM FOR:** Interested Parties

**FROM:** Cathy E. Creswell, Deputy Director  
Division of Housing Policy Development

**SUBJECT:** 2005 Income Limits

Attached for your information is a copy of the income limits for California counties updated for 2005. These include limits for income categories of extremely low-, very low-, lower-, median-, and moderate-incomes for varying household sizes. These income limits are posted at the Department's website at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> and replace those in effect during 2004.

California Health and Safety Code Sections 50079.5, 50105 and 50106 provide that the State limits for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the U.S. Department of Housing and Urban Development (HUD) for its Section 8 program. Sections 50079.5, 50105, and 50106 also direct the California Department of Housing and Community Development (Department) to publish the income limits. HUD released its new FY 2004 income limits effective February 11, 2005.

Accordingly, the Department has filed with the Office of Administrative Law the amendments to Section 6932 of Title 25 of the California Code of Regulations. The amendments contain both the updated HUD income limits and the median- and moderate-income limits prepared by the Department pursuant to Health and Safety Code Section 50093.

Please note that the use of these income limits is subject to an individual program's definitions of income and to other factors such as effective dates; also note that the definitions themselves sometimes differ between programs. When these official State income limits are to be used for a program, then the limits in the table must be used to qualify a household.

If you have any questions concerning the income limits, then please contact Department staff at (916) 445-4728 or by e-mail to [cahouse@hcd.ca.gov](mailto:cahouse@hcd.ca.gov).

Attachments

## Income Limits Pursuant to Title 25, § 6932 California Code of Regulations (CCR)

### Methodology

The extremely low-, very low-, and lower-income limits of California Code of Regulations Section 6932 equal the 30 percent of median-, the very low-, and the low-income limits established by the U.S. Department of Housing and Urban Development (HUD) for use in its Section 8 program. To prepare these limits, HUD first estimates median family income (MFI) for the current federal fiscal year. Where an area or county has a condition that warrants special consideration, called an exception, HUD may adjust a limit for an income category. However, if an adjustment would result in an income limit below that of last year, then HUD kept the limit at the level of the prior year.

The area median income, the AMI, is often, but not always, the greater of either: 1) the median family income for a county's metropolitan statistical area or its nonmetropolitan county; or 2) the median family income for nonmetropolitan counties statewide (\$49,100 for 2005).

Once HUD establishes the very low-income limits they use those to calculate the limits for other income categories. HUD's very low four-person income limit usually equals 50 percent of MFI. In most areas, California's Department of Housing and Community Development (Department) calculates "median" income limits from HUD's very low-income limits. The four-person median-income limit equals two times HUD's four-person very low-income limit, with some exceptions. For high cost areas, the Department instead sets the four-person median equal either to HUD's estimated MFI, or to last year's AMI if it had been higher than this year's estimated MFI. Likewise, for HUD's historical exceptions the Department uses for the median either the higher of this year's MFI or last year's AMI. Finally, in some counties rounding conventions cause the four-person median-income limit to be slightly less than two times the four-person very low-income limit. The four-person moderate-income limit is 120 percent of the four-person median-income limit.

Although many four-person low-income limits equal 80 percent of the area median income, HUD's briefing materials specify that the low-income limits actually are calculated using 160 percent of the relevant four-person very low-income limit, with some HUD exceptions. An exception for some high income areas means that the four-person low-income limit is different from what the 160 percent calculation would yield because a maximum, or cap, may have been applied by HUD. An exception for high housing costs relative to incomes means that HUD raises that low-income limit for an area but may or may not raise the limit for the very low-income category. In sum, what is called, for example, an "80%" limit cannot be assumed to equal 80 percent of the median nor 160% of the very low limit due to HUD's adjustments.

California's extremely low-income limits are HUD's limits for "30% of Median". HUD calculates its "30% of Median" limits using 60 percent of the relevant very low-income limits, but with a floor set at the minimum Supplemental Security Income (SSI).

Income limits for all income categories are adjusted for household size so that larger households have higher income limits than do smaller households. For all income categories, the income limits for household sizes other than four persons are calculated using the four-person income limit as the base. HUD's adjustments use the following percentages, with results rounded to the nearest \$50 increment:

Number of persons in Household:	1	2	3	4	5	6	7	8
Adjustments:	70%	80%	90%	Base	108%	116%	124%	132%

For households of more than eight persons, refer to the formula at the end of the table of the 2004 Income Limits. Due to the adjustments HUD can make between income limits in a given county, these tables should be the only method of determining eligibility. Arithmetic should only be used when a household has more members than eight.

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Alameda County</b>	Extremely Low	17,400	19,850	22,350	<b>24,850</b>	26,850	28,800	30,800	32,800
Area Median Income:	Very Low Income	29,000	33,100	37,250	<b>41,400</b>	44,700	48,000	51,350	54,650
82,200	Lower Income	46,350	53,000	59,600	<b>66,250</b>	71,550	76,850	82,150	87,450
	Median Income	57,550	65,750	74,000	<b>82,200</b>	88,800	95,350	101,950	108,500
	Moderate Income	69,050	78,900	88,800	<b>98,650</b>	106,550	114,450	122,350	130,200
<b>Alpine County</b>	Extremely Low	13,100	15,000	16,850	<b>18,700</b>	20,200	21,700	23,200	24,700
Area Median Income:	Very Low Income	21,850	24,950	28,100	<b>31,200</b>	33,700	36,200	38,700	41,200
62,400	Lower Income	34,950	39,950	44,950	<b>49,900</b>	53,900	57,900	61,900	65,900
	Median Income	43,700	49,900	56,150	<b>62,400</b>	67,400	72,400	77,400	82,350
	Moderate Income	52,450	59,900	67,400	<b>74,900</b>	80,900	86,900	92,900	98,850
<b>Amador County</b>	Extremely Low	12,850	14,700	16,500	<b>18,350</b>	19,850	21,300	22,750	24,250
Area Median Income:	Very Low Income	21,400	24,500	27,550	<b>30,600</b>	33,050	35,500	37,950	40,400
61,200	Lower Income	34,250	39,150	44,050	<b>48,950</b>	52,900	56,800	60,700	64,650
	Median Income	42,850	48,950	55,100	<b>61,200</b>	66,100	71,000	75,900	80,800
	Moderate Income	51,400	58,750	66,100	<b>73,450</b>	79,350	85,200	91,100	96,950
<b>Butte County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Calaveras County</b>	Extremely Low	12,200	13,900	15,650	<b>17,400</b>	18,800	20,200	21,600	22,950
Area Median Income:	Very Low Income	20,300	23,200	26,100	<b>29,000</b>	31,300	33,650	35,950	38,300
58,000	Lower Income	32,500	37,100	41,750	<b>46,400</b>	50,100	53,800	57,550	61,250
	Median Income	40,600	46,400	52,200	<b>58,000</b>	62,650	67,300	71,900	76,550
	Moderate Income	48,700	55,700	62,650	<b>69,600</b>	75,150	80,750	86,300	91,850
<b>Colusa County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Contra Costa County</b>	Extremely Low	17,400	19,850	22,350	<b>24,850</b>	26,850	28,800	30,800	32,800
Area Median Income:	Very Low Income	29,000	33,100	37,250	<b>41,400</b>	44,700	48,000	51,350	54,650
82,200	Lower Income	46,350	53,000	59,600	<b>66,250</b>	71,550	76,850	82,150	87,450
	Median Income	57,550	65,750	74,000	<b>82,200</b>	88,800	95,350	101,950	108,500
	Moderate Income	69,050	78,900	88,800	<b>98,650</b>	106,550	114,450	122,350	130,200
<b>Del Norte County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>El Dorado County</b>	Extremely Low	13,450	15,400	17,300	<b>19,250</b>	20,750	22,300	23,850	25,400
Area Median Income:	Very Low Income	22,450	25,650	28,850	<b>32,050</b>	34,600	37,200	39,750	42,300
64,100	Lower Income	35,900	41,000	46,150	<b>51,300</b>	55,400	59,500	63,600	67,700
	Median Income	44,850	51,300	57,700	<b>64,100</b>	69,250	74,350	79,500	84,600
	Moderate Income	53,850	61,500	69,200	<b>76,900</b>	83,050	89,200	95,350	101,500

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Fresno County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Glenn County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Humboldt County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Imperial County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Inyo County</b>	Extremely Low	11,100	12,650	14,250	<b>15,850</b>	17,100	18,350	19,650	20,900
Area Median Income:	Very Low Income	18,450	21,100	23,750	<b>26,400</b>	28,500	30,600	32,700	34,800
52,750	Lower Income	29,550	33,800	38,000	<b>42,250</b>	45,600	49,000	52,400	55,750
	Median Income	36,950	42,200	47,500	<b>52,750</b>	56,950	61,200	65,400	69,650
	Moderate Income	44,300	50,650	56,950	<b>63,300</b>	68,350	73,450	78,500	83,550
<b>Kern County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Kings County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Lake County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Lassen County</b>	Extremely Low	10,650	12,200	13,700	<b>15,250</b>	16,450	17,700	18,900	20,100
Area Median Income:	Very Low Income	17,750	20,300	22,850	<b>25,400</b>	27,400	29,450	31,450	33,500
50,750	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,550	40,600	45,700	<b>50,750</b>	54,800	58,850	62,950	67,000
	Moderate Income	42,650	48,700	54,800	<b>60,900</b>	65,750	70,650	75,500	80,400

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Los Angeles County</b>	Extremely Low	13,750	15,700	17,700	<b>19,650</b>	21,200	22,800	24,350	25,950
Area Median Income:	Very Low Income	22,950	26,200	29,500	<b>32,750</b>	35,350	38,000	40,600	43,250
55,100	Lower Income	36,700	41,900	47,150	<b>52,400</b>	56,600	60,800	65,000	69,150
	Median Income	38,550	44,100	49,600	<b>55,100</b>	59,500	63,900	68,300	72,750
	Moderate Income	46,250	52,900	59,500	<b>66,100</b>	71,400	76,700	81,950	87,250
<b>Madera County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Marin County</b>	Extremely Low	23,750	27,150	30,550	<b>33,950</b>	36,650	39,350	42,050	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	<b>56,550</b>	61,050	65,600	70,100	74,650
95,000	Lower Income	63,350	72,400	81,450	<b>90,500</b>	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	<b>95,000</b>	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	<b>114,000</b>	123,100	132,250	141,350	150,500
<b>Mariposa County</b>	Extremely Low	10,550	12,050	13,550	<b>15,050</b>	16,250	17,450	18,650	19,900
Area Median Income:	Very Low Income	17,550	20,100	22,600	<b>25,100</b>	27,100	29,100	31,100	33,150
50,200	Lower Income	28,100	32,150	36,150	<b>40,150</b>	43,350	46,600	49,800	53,000
	Median Income	35,150	40,150	45,200	<b>50,200</b>	54,200	58,250	62,250	66,250
	Moderate Income	42,200	48,200	54,250	<b>60,250</b>	65,050	69,900	74,700	79,550
<b>Mendocino County</b>	Extremely Low	10,400	11,900	13,400	<b>14,900</b>	16,050	17,250	18,450	19,650
Area Median Income:	Very Low Income	17,350	19,850	22,300	<b>24,800</b>	26,800	28,750	30,750	32,750
49,600	Lower Income	27,800	31,750	35,700	<b>39,700</b>	42,850	46,050	49,200	52,400
	Median Income	34,700	39,700	44,650	<b>49,600</b>	53,550	57,550	61,500	65,450
	Moderate Income	41,650	47,600	53,550	<b>59,500</b>	64,250	69,000	73,800	78,550
<b>Merced County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Modoc County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Mono County</b>	Extremely Low	12,550	14,350	16,150	<b>17,950</b>	19,400	20,800	22,250	23,700
Area Median Income:	Very Low Income	20,950	23,900	26,900	<b>29,900</b>	32,300	34,700	37,100	39,450
59,800	Lower Income	33,500	38,250	43,050	<b>47,850</b>	51,650	55,500	59,300	63,150
	Median Income	41,850	47,850	53,800	<b>59,800</b>	64,600	69,350	74,150	78,950
	Moderate Income	50,250	57,400	64,600	<b>71,750</b>	77,500	83,250	88,950	94,700
<b>Monterey County</b>	Extremely Low	12,750	14,600	16,400	<b>18,250</b>	19,700	21,150	22,600	24,100
Area Median Income:	Very Low Income	21,300	24,300	27,350	<b>30,400</b>	32,850	35,250	37,700	40,150
60,800	Lower Income	34,050	38,900	43,800	<b>48,650</b>	52,550	56,400	60,300	64,200
	Median Income	42,550	48,650	54,700	<b>60,800</b>	65,650	70,550	75,400	80,250
	Moderate Income	51,050	58,350	65,650	<b>72,950</b>	78,800	84,600	90,450	96,300

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Napa County</b>	Extremely Low	15,500	17,750	19,950	<b>22,150</b>	23,950	25,700	27,500	29,250
Area Median Income:	Very Low Income	25,850	29,550	33,250	<b>36,950</b>	39,900	42,850	45,800	48,750
73,900	Lower Income	40,600	46,400	52,200	<b>58,000</b>	62,650	67,300	71,900	76,550
	Median Income	51,750	59,100	66,500	<b>73,900</b>	79,800	85,700	91,650	97,550
	Moderate Income	62,100	70,950	79,850	<b>88,700</b>	95,800	102,900	110,000	117,100
<b>Nevada County</b>	Extremely Low	13,350	15,250	17,150	<b>19,100</b>	20,600	22,150	23,650	25,200
Area Median Income:	Very Low Income	22,250	25,450	28,600	<b>31,800</b>	34,350	36,900	39,450	42,000
63,600	Lower Income	35,600	40,700	45,800	<b>50,900</b>	54,950	59,000	63,100	67,150
	Median Income	44,500	50,900	57,250	<b>63,600</b>	68,700	73,800	78,850	83,950
	Moderate Income	53,400	61,050	68,650	<b>76,300</b>	82,400	88,500	94,600	100,700
<b>Orange County</b>	Extremely Low	16,150	18,450	20,750	<b>23,050</b>	24,900	26,750	28,550	30,400
Area Median Income:	Very Low Income	26,900	30,700	34,550	<b>38,400</b>	41,450	44,550	47,600	50,700
75,700	Lower Income	43,000	49,150	55,300	<b>61,450</b>	66,350	71,250	76,200	81,100
	Median Income	53,000	60,550	68,150	<b>75,700</b>	81,750	87,800	93,850	99,900
	Moderate Income	63,600	72,700	81,750	<b>90,850</b>	98,100	105,400	112,650	119,900
<b>Placer County</b>	Extremely Low	13,450	15,400	17,300	<b>19,250</b>	20,750	22,300	23,850	25,400
Area Median Income:	Very Low Income	22,450	25,650	28,850	<b>32,050</b>	34,600	37,200	39,750	42,300
64,100	Lower Income	35,900	41,000	46,150	<b>51,300</b>	55,400	59,500	63,600	67,700
	Median Income	44,850	51,300	57,700	<b>64,100</b>	69,250	74,350	79,500	84,600
	Moderate Income	53,850	61,500	69,200	<b>76,900</b>	83,050	89,200	95,350	101,500
<b>Plumas County</b>	Extremely Low	11,300	12,950	14,550	<b>16,150</b>	17,450	18,750	20,050	21,350
Area Median Income:	Very Low Income	18,850	21,550	24,250	<b>26,950</b>	29,100	31,250	33,400	35,550
53,900	Lower Income	30,200	34,500	38,800	<b>43,100</b>	46,550	50,000	53,450	56,900
	Median Income	37,750	43,100	48,500	<b>53,900</b>	58,200	62,500	66,850	71,150
	Moderate Income	45,300	51,750	58,250	<b>64,700</b>	69,900	75,050	80,250	85,400
<b>Riverside County</b>	Extremely Low	11,700	13,350	15,050	<b>16,700</b>	18,050	19,400	20,700	22,050
Area Median Income:	Very Low Income	19,500	22,250	25,050	<b>27,850</b>	30,050	32,300	34,500	36,750
55,650	Lower Income	31,200	35,650	40,100	<b>44,550</b>	48,100	51,700	55,250	58,800
	Median Income	38,950	44,500	50,100	<b>55,650</b>	60,100	64,550	69,000	73,450
	Moderate Income	46,750	53,450	60,100	<b>66,800</b>	72,150	77,500	82,850	88,200
<b>Sacramento County</b>	Extremely Low	13,450	15,400	17,300	<b>19,250</b>	20,750	22,300	23,850	25,400
Area Median Income:	Very Low Income	22,450	25,650	28,850	<b>32,050</b>	34,600	37,200	39,750	42,300
64,100	Lower Income	35,900	41,000	46,150	<b>51,300</b>	55,400	59,500	63,600	67,700
	Median Income	44,850	51,300	57,700	<b>64,100</b>	69,250	74,350	79,500	84,600
	Moderate Income	53,850	61,500	69,200	<b>76,900</b>	83,050	89,200	95,350	101,500
<b>San Benito County</b>	Extremely Low	15,100	17,250	19,400	<b>21,550</b>	23,300	25,000	26,750	28,450
Area Median Income:	Very Low Income	25,150	28,750	32,350	<b>35,950</b>	38,850	41,700	44,600	47,450
71,900	Lower Income	40,250	46,000	51,750	<b>57,500</b>	62,100	66,700	71,300	75,950
	Median Income	50,350	57,500	64,700	<b>71,900</b>	77,650	83,400	89,150	94,900
	Moderate Income	60,400	69,050	77,650	<b>86,300</b>	93,200	100,100	107,000	113,900
<b>San Bernardino County</b>	Extremely Low	11,700	13,350	15,050	<b>16,700</b>	18,050	19,400	20,700	22,050
Area Median Income:	Very Low Income	19,500	22,250	25,050	<b>27,850</b>	30,050	32,300	34,500	36,750
55,650	Lower Income	31,200	35,650	40,100	<b>44,550</b>	48,100	51,700	55,250	58,800
	Median Income	38,950	44,500	50,100	<b>55,650</b>	60,100	64,550	69,000	73,450
	Moderate Income	46,750	53,450	60,100	<b>66,800</b>	72,150	77,500	82,850	88,200

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>San Diego County</b>	Extremely Low	14,500	16,550	18,650	<b>20,700</b>	22,350	24,000	25,650	27,300
Area Median Income:	Very Low Income	24,150	27,600	31,050	<b>34,500</b>	37,250	40,000	42,800	45,550
63,400	Lower Income	38,650	44,150	49,700	<b>55,200</b>	59,600	64,050	68,450	72,850
	Median Income	44,400	50,700	57,050	<b>63,400</b>	68,450	73,550	78,600	83,700
	Moderate Income	53,250	60,900	68,500	<b>76,100</b>	82,200	88,300	94,350	100,450
<b>San Francisco County</b>	Extremely Low	23,750	27,150	30,550	<b>33,950</b>	36,650	39,350	42,050	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	<b>56,550</b>	61,050	65,600	70,100	74,650
95,000	Lower Income	63,350	72,400	81,450	<b>90,500</b>	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	<b>95,000</b>	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	<b>114,000</b>	123,100	132,250	141,350	150,500
<b>San Joaquin County</b>	Extremely Low	11,600	13,250	14,950	<b>16,600</b>	17,900	19,250	20,550	21,900
Area Median Income:	Very Low Income	19,350	22,100	24,900	<b>27,650</b>	29,850	32,050	34,300	36,500
55,300	Lower Income	30,950	35,400	39,800	<b>44,250</b>	47,800	51,300	54,850	58,400
	Median Income	38,700	44,250	49,750	<b>55,300</b>	59,700	64,150	68,550	73,000
	Moderate Income	46,450	53,100	59,700	<b>66,350</b>	71,650	76,950	82,250	87,600
<b>San Luis Obispo County</b>	Extremely Low	12,950	14,800	16,650	<b>18,500</b>	20,000	21,450	22,950	24,450
Area Median Income:	Very Low Income	21,600	24,700	27,750	<b>30,850</b>	33,300	35,800	38,250	40,700
61,700	Lower Income	34,550	39,500	44,400	<b>49,350</b>	53,300	57,250	61,200	65,150
	Median Income	43,200	49,350	55,550	<b>61,700</b>	66,650	71,550	76,500	81,450
	Moderate Income	51,850	59,250	66,650	<b>74,050</b>	79,950	85,900	91,800	97,750
<b>San Mateo County</b>	Extremely Low	23,750	27,150	30,550	<b>33,950</b>	36,650	39,350	42,050	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	<b>56,550</b>	61,050	65,600	70,100	74,650
95,000	Lower Income	63,350	72,400	81,450	<b>90,500</b>	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	<b>95,000</b>	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	<b>114,000</b>	123,100	132,250	141,350	150,500
<b>Santa Barbara County</b>	Extremely Low	13,600	15,550	17,450	<b>19,400</b>	20,950	22,500	24,050	25,600
Area Median Income:	Very Low Income	22,650	25,900	29,100	<b>32,350</b>	34,950	37,550	40,100	42,700
64,700	Lower Income	36,250	41,400	46,600	<b>51,750</b>	55,900	60,050	64,200	68,300
	Median Income	45,300	51,750	58,250	<b>64,700</b>	69,900	75,050	80,250	85,400
	Moderate Income	54,350	62,100	69,900	<b>77,650</b>	83,850	90,050	96,300	102,500
<b>Santa Clara County</b>	Extremely Low	22,300	25,450	28,650	<b>31,850</b>	34,400	36,900	39,450	42,000
Area Median Income:	Very Low Income	37,150	42,450	47,750	<b>53,050</b>	57,300	61,550	65,800	70,050
105,500	Lower Income	59,400	67,900	76,400	<b>84,900</b>	91,650	98,450	105,250	112,050
	Median Income	73,850	84,400	94,950	<b>105,500</b>	113,950	122,400	130,800	139,250
	Moderate Income	88,600	101,300	113,950	<b>126,600</b>	136,750	146,850	157,000	167,100
<b>Santa Cruz County</b>	Extremely Low	16,500	18,850	21,200	<b>23,550</b>	25,450	27,300	29,200	31,100
Area Median Income:	Very Low Income	27,500	31,400	35,350	<b>39,250</b>	42,400	45,550	48,650	51,800
75,300	Lower Income	43,950	50,250	56,500	<b>62,800</b>	67,800	72,850	77,850	82,900
	Median Income	52,700	60,250	67,750	<b>75,300</b>	81,300	87,350	93,350	99,400
	Moderate Income	63,250	72,300	81,300	<b>90,350</b>	97,600	104,800	112,050	119,250
<b>Shasta County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Sierra County</b>	Extremely Low	10,350	11,850	13,300	<b>14,800</b>	15,950	17,150	18,350	19,500
Area Median Income:	Very Low Income	17,250	19,700	22,200	<b>24,650</b>	26,600	28,600	30,550	32,550
49,300	Lower Income	27,600	31,550	35,500	<b>39,450</b>	42,600	45,750	48,900	52,050
	Median Income	34,500	39,450	44,350	<b>49,300</b>	53,250	57,200	61,150	65,100
	Moderate Income	41,400	47,300	53,250	<b>59,150</b>	63,900	68,600	73,350	78,100
<b>Siskiyou County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Solano County</b>	Extremely Low	15,500	17,750	19,950	<b>22,150</b>	23,950	25,700	27,500	29,250
Area Median Income:	Very Low Income	25,850	29,550	33,250	<b>36,950</b>	39,900	42,850	45,800	48,750
73,900	Lower Income	40,600	46,400	52,200	<b>58,000</b>	62,650	67,300	71,900	76,550
	Median Income	51,750	59,100	66,500	<b>73,900</b>	79,800	85,700	91,650	97,550
	Moderate Income	62,100	70,950	79,850	<b>88,700</b>	95,800	102,900	110,000	117,100
<b>Sonoma County</b>	Extremely Low	15,650	17,900	20,150	<b>22,400</b>	24,150	25,950	27,750	29,550
Area Median Income:	Very Low Income	26,100	29,850	33,550	<b>37,300</b>	40,300	43,250	46,250	49,250
74,600	Lower Income	40,600	46,400	52,200	<b>58,000</b>	62,650	67,300	71,900	76,550
	Median Income	52,200	59,700	67,150	<b>74,600</b>	80,550	86,550	92,500	98,450
	Moderate Income	62,650	71,600	80,550	<b>89,500</b>	96,650	103,800	111,000	118,150
<b>Stanislaus County</b>	Extremely Low	11,050	12,650	14,250	<b>15,800</b>	17,050	18,350	19,600	20,850
Area Median Income:	Very Low Income	18,450	21,050	23,700	<b>26,350</b>	28,450	30,550	32,650	34,750
52,650	Lower Income	29,500	33,750	37,950	<b>42,150</b>	45,550	48,900	52,300	55,650
	Median Income	36,850	42,100	47,400	<b>52,650</b>	56,850	61,050	65,300	69,500
	Moderate Income	44,250	50,550	56,900	<b>63,200</b>	68,250	73,300	78,350	83,400
<b>Sutter County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Tehama County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Trinity County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750
<b>Tulare County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750



County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Tuolumne County</b>	Extremely Low	11,050	12,600	14,200	<b>15,750</b>	17,000	18,250	19,550	20,800
Area Median Income:	Very Low Income	18,350	21,000	23,600	<b>26,250</b>	28,300	30,400	32,500	34,600
52,450	Lower Income	29,400	33,600	37,800	<b>42,000</b>	45,350	48,700	52,100	55,450
	Median Income	36,700	41,950	47,200	<b>52,450</b>	56,650	60,850	65,050	69,250
	Moderate Income	44,050	50,350	56,650	<b>62,950</b>	68,000	73,000	78,050	83,100
<b>Ventura County</b>	Extremely Low	16,950	19,350	21,750	<b>24,200</b>	26,100	28,050	30,000	31,900
Area Median Income:	Very Low Income	28,200	32,250	36,250	<b>40,300</b>	43,500	46,750	49,950	53,200
77,400	Lower Income	45,150	51,600	58,050	<b>64,500</b>	69,650	74,800	79,950	85,100
	Median Income	54,200	61,900	69,650	<b>77,400</b>	83,600	89,800	96,000	102,150
	Moderate Income	65,050	74,300	83,600	<b>92,900</b>	100,350	107,750	115,200	122,650
<b>Yolo County</b>	Extremely Low	12,700	14,500	16,350	<b>18,150</b>	19,600	21,050	22,500	23,950
Area Median Income:	Very Low Income	21,150	24,200	27,200	<b>30,250</b>	32,650	35,050	37,500	39,900
60,450	Lower Income	33,900	38,700	43,550	<b>48,400</b>	52,250	56,150	60,000	63,900
	Median Income	42,300	48,350	54,400	<b>60,450</b>	65,300	70,100	74,950	79,800
	Moderate Income	50,800	58,050	65,300	<b>72,550</b>	78,350	84,150	89,950	95,750
<b>Yuba County</b>	Extremely Low	10,300	11,800	13,250	<b>14,750</b>	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	<b>24,550</b>	26,500	28,500	30,450	32,400
49,100	Lower Income	27,500	31,400	35,350	<b>39,300</b>	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	<b>49,100</b>	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	<b>58,900</b>	63,600	68,300	73,050	77,750

Authority cited: Section 50093, Health and Safety Code.

Reference: Sections 50079.5, 50093, 50105, and 50106, Health and Safety Code.

For all income categories, the income limits for households larger than eight persons are determined as follows:  
for each person in excess of eight, add eight percent of the four-person very low-income limit to the very low-income limit for eight persons and round the answer to the nearest \$50. For example, the nine-person very low-income limit for Alameda County equals \$ 57,950 ( \$41,400 \* .08 = \$ 3,312 added to \$ 54,650 = \$ 57,962, rounded to \$57,950 ).